

**Burland Homeowners' Association, Inc. Meeting**  
**April 9, 2005**

**PRESENT:**

Cameron Wright, President	Jean Wagner, Treasurer
Mary Ellen Sawyer, Secretary	Roger Sawyer
Shirley Franklin	Jack Roberts
Bernie Spivak	Karen Quiring
Elaine Spivak	Linda Hoilund (Burland Meadows)
Stu Hoilund (Burland Meadows)	Jason Gregory

The meeting was called to order by Cameron Wright at 10:00 a.m. and it was determined there was a quorum present.

The minutes of the March meeting were read and approved.

**Treasurer's Report** – Jean Wagner read the report that was approved subject to audit. Jean stated Melony Harris, the CPA we hired, will charge \$1,000 to do our taxes and Jean, as well as others feel that this is excessive for our organization. Jean is checking with some other accounting firms; and also, Jean mentioned that she has an accounting degree and could do the taxes with another qualified individual checking it. Jean reviewed the expenses and proposed budget, which were approved.

**President's Report** – Cameron announced a meeting that is planned for April 15 concerning the proposal of establishing a special improvement district as a possible answer to surfacing and maintaining our Burland roads. This will be a presentation by a representative from Dain Bosworth (financial institution). This is simply a proposal at this point as suggested by the County Commissioners and specifically, John Tighe, our Commissioner. It was mentioned that we must not use the BHA name in support of any such proposal, as we do not want to do anything that could possibly affect our non-profit status. Cameron emphasized that this meeting is strictly an informational meeting to get an idea of the degree of acceptance for something like this, with questions and answers, and to learn the feasibility of the proposal. This meeting announcement was included in the Burlander that is planned to be in the hands of all Burland residents prior to April 15<sup>th</sup>.

Cameron reported that there is a snag concerning the AT&T lease proposal in that AT&T wants to include their right to sub-lease, which is unacceptable. Our experience in the past with companies like Phones West who sub-leased to 4 or 5 other companies resulted in our missing out on money, and also took away the control of the land with respect to environmental factors, etc. It was agreed that AT&T will be restricted to no sub-leasing, and any future Nextel leases will be the same. The AT&T set-up is proposed to be a much lower profile than Nextel with a 300 sq. ft. enclosure surrounded by a cedar fence similar to Nextel's structure.

We attempt to abide by National Park rules with respect to maintaining the property environmentally. We are fortunate to have Jack Roberts' expertise and assistance in this area. It was motioned, seconded and approved that there will be no sub-leasing privileges with the AT&T contract, as well as any future contract proposals, including Nextel's. Cameron and Bob Worley (our legal liaison) will meet with AT&T to negotiate the contract and deny any right to sub-lease.

Cameron introduced John Pawlik, Wildland Mitigation Specialist. John spoke regarding the proposal to use Weakland Fawks Park (approx. 28~~00~~<sup>med</sup>) acres as a "test bed" for removing and thinning trees while maintaining the esthetics of the land. John explained that the old method of creating a "fire break" was to cut a swathe through the trees; however, it's been learned that this doesn't work as the fire "jumps". The new way is to go into the forest one mile, thinning and cutting underbrush to slow the fire down, and knock it to the ground. Then it can be controlled, preventing "crown to crown" fires. This is not only good fire protection; it improves the esthetics and results in much healthier trees. A homeowners' association could apply, trees would be marked, the job would be done, and if in compliance, we could be reimbursed for half.

John talked about the mapping company hired a couple of years ago who identified the worst areas. One of the worst was Harris Park; the best was Mill Iron D. The proposal is to look at the trees, keep the biggest and the best, then thin with 8' to 15' separation between, branch to branch. This opens up a canopy and promotes the growth of wildflowers. If a fire comes through, it blackens, but then, greens. More information will be forthcoming to help remove the fear factor of cutting down trees. Motion was made, seconded and approved to allow 10 acres of the park property to be thinned as proposed for wildland fire mitigation.

### Reports of Committees

**Covenant and Zoning Committee** - Cameron reported that Rocco Meconi, the attorney we had contacted for help, has not been responsive. Cameron did some research and located a local attorney at \$175 an hour and he and Bob Worley (our legal liaison) will meet with him next week to discuss our needs and his services.

There are currently 12 active covenant violations, four of which are pending with the County. Cameron will follow up with Tom Eisenman regarding their status.

Bernie Spivak reported a new covenant violation on Cty. Rd. 72, near Chickadee. Information given to Mary Ellen who will review, confirm, and send the homeowner the first notice letter. The complainant, a non-member, was also present at the meeting.

**Park Improvements and Grant Committee** - Shirley Franklin reported the person she had been dealing with is no longer with Children's Play Structure. She wants to add 2 benches by kiddie play area. Elaine Spivak will work with Shirley on this. Cameron will get with Shirley on the proposed shelter for that area. Shirley mentioned she had received a reservation for the pavilion. She also mentioned she needs 2000 park volunteer hours for future grants. Everyone should keep this in mind when working on anything concerning the park. The basketball poles need to be removed, and the old wood on the pavilion needs to be replaced.

**Burlander Committee** - Mary Ellen reported she had completed the Burlander and it was expected to be in everyone's mailboxes by April 15<sup>th</sup>. (We made every effort to have it out by this date because of the April 15<sup>th</sup> meeting regarding the special improvement district proposal for the roads.) Jean delivered to and asked the printer and Pine Mailers to expedite accordingly.

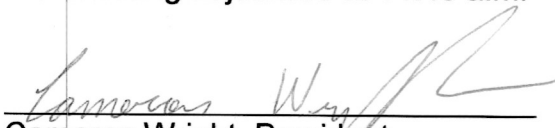
**Defensible Space Committee** - Jack Roberts reported the BHA is working in cooperation with the Coalition for the Upper South Platte (CUSP) and has arranged to participate in the fuels Reduction Defensible Space Initiative. This initiative assists homeowners and communities to reduce fuel (vegetation) loading and creates a defensible space in the wildland/urban interface forests where we live. Jack Roberts is spearheading this project and details appear in the Burlander Newsletter along with an application for assistance.

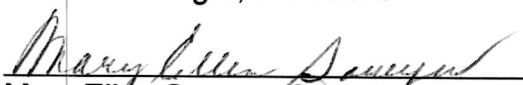
**Membership Welcome Committee** - Mary Ellen will send a welcome letter to new members and include the new membership card provided by Angie Buckley.

**Unfinished Business** - Cameron displayed a sample Burland Ranchettes entry sign that he is working on. We will obtain approval from the building department prior to erecting new signs.

**New Business** - Karen Quiring mentioned she would like to see locked mail boxes in the community. This has been discussed in the past and seems to be an ongoing need and concern by most residents in the area. Roger Sawyer volunteered to investigate this, along with Karen and Jack Roberts.

The meeting adjourned at 11:45 a.m.

  
Cameron Wright, President

  
Mary Ellen Sawyer, Secretary

**AGENDA**  
**REGULAR MEETING OF THE**  
**BURLAND HOMEOWNERS' ASSOCIATION**  
**April 4, 2005**

- 1) Determination of Quorum (5 active members)
- 2) Fire Defense Program, Park Mitigation, Speaker: John Pawlik
- 3) Minutes of last meetings
- 4) Reports of Officers
  - a. Treasurer's Report
  - b. President's Report
    - i. AT&T Lease
    - ii. Attorney
- 5) Reports of Committees
  - a. Covenant and Zoning Committee
    - i. Status of Pending Complaints
  - b. Park Improvements and Grant Committee
  - c. Burlander
- 6) Unfinished Business
  - a. Keep Bob Worley on as a legal liaison to BHA
- 7) New Business
  - a. See Samples
  - b. Membership Cards / Welcome Brochures
- 8) Open Forum